



COUNTY OF PLACER

Community Development/Resource Agency

Michael J. Johnson, AICP
Agency Director

PLANNING

January 9, 2009

RE: 2009 GRANITE BAY COMMUNITY PLAN UPDATE

Dear Granite Bay Property Owner:

As directed by the Placer County Board of Supervisors with the adoption of the FY 2008/2009 budget, County staff will be initiating an update of the Granite Bay Community Plan. The Community Plan, which was originally adopted in 1989, provides the framework and vision for the long-term growth and orderly development of Granite Bay. Since 1989, the Community Plan has undergone minor revisions, including an update of the Circulation Element in 2005. The purpose of this update is to revisit the Community Plan to evaluate whether the 20-year-old *Assumptions* and *General Community Plan Goals and Policies* remain valid, and to determine what changes, if any, are needed to the document.

As the County undertakes the analysis of the Granite Bay Community Plan, the work program may include the following tasks:

- Review existing conditions in the community as compared to those conditions when the Plan was originally prepared (i.e., population holding capacity, traffic, infrastructure, changes in environmental conditions);
- Revise Goals, Policies, and Programs in the Community Plan, where necessary, to address constraints and new opportunities;
- Prepare an Environmental Impact Report to analyze the potential environmental impacts of any proposed changes under the revised Plan; and,
- Hold public hearings before the Planning Commission and Board of Supervisors

Unlike the typical Community Plan update process where a Steering Committee is utilized to oversee the update of the Community Plan, it is Supervisor Uhler's desire to provide an open and inclusive process to all residents. To achieve this, all property owners of land (approximately 8,500 parcels) within the Granite Bay Community Plan boundary are receiving this notice. There will also be a series of community meetings facilitated through the Granite Bay MAC to provide residents the opportunity to be informed and have a voice in this process.

A Community Meeting is scheduled for February 11, 2009 at 7:00 pm at the Lutheran Church of the Resurrection in Granite Bay (6365 Douglas Boulevard). At this meeting, County staff will provide an overview of the Community Plan update process and what will be occurring over the next six months. Staff will also solicit input from residents and property owners in the Community about changes to the Plan that would benefit the community as it continues to evolve over the next 20 years. This may include land use and/or policy changes, or it may be determined that no changes are required at all.

Should there be a desire to have County staff look at land use changes, Supervisor Uhler has already established base criteria that will be used in the analysis of such requests. This includes: the compatibility of land use; availability of services (water, sewer/septic); environmental constraints that may exist on the property or in the surrounding area (stream corridors, steep slopes, oak woodlands); and most importantly, any changes in the Community Plan cannot exceed the previously identified build-out capacity of 29,000 persons. If you have recommendations for other criteria that should be considered in the analysis of possible land use changes, please provide the information to County staff or bring your ideas to the Community Meeting.

To assist residents in identifying land use and/or policy changes that they would like to see incorporated in the Community Plan, forms will be available on-line so you can provide your input to staff. To be considered, all forms must be submitted no later than June 30, 2009. At that point, all comments received will be tabulated and analyzed, and the information will be brought back before the Granite Bay MAC for review and comment. The Granite Bay MAC will then decide as to how the Community Plan will be updated.

For additional information on this planning effort, community meeting dates, the existing Community Plan document, current land use designations, and request forms (land use and policy changes), please visit the County's website at:

<http://www.placer.ca.gov/Departments/CommunityDevelopment/Planning.aspx>

If you have further questions regarding the 2009 Granite Bay Community Plan Update, please contact the Planning Department at (530) 745-3098.

I look forward to working with you and the rest of the community in planning the future of Granite Bay.

Sincerely,

MICHAEL J. JOHNSON, AICP
Agency Director